

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013

Item 1, Report No. 52, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 10, 2013.

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SIGN VARIANCE APPLICATION
FILE NO: SV.13-017
OWNER: YORK MAJOR HOLDINGS INC.
LOCATION: 1900 MAJOR MACKENZIE DRIVE
BLOCK 5, 65M4061
WARD 1

The Committee of the Whole recommends:

- 1) That a two year exemption be given to the applicant to allow a 2.5 square metre addition to an existing 20.0 square metre ground sign located at 1900 Major Mackenzie Drive to be used for a business located at 211 McNaughton Road;**
- 2) That subsequent to the expiry of the exemption, that there be an application to amend the site plan to permit the sign;**
- 3) That the report of the Sign Variance Committee, dated November 26, 2013, be received; and**
- 4) That the deputation of Mr. Anthony Colaricci, Colaricci Daudlin Tauro Funeral Home, McNaughton Road East, Maple, be received.**

Recommendation

The Sign Variance Committee recommends:

- 1) That Sign Variance Application SV.13-017, York Major Holdings Inc., be REFUSED.

Contribution to Sustainability

N/A

Economic Impact

None.

Communications Plan

The applicant has been notified of this meeting and the results of this application will be communicated to the applicant through the Secretary to the Sign Variance Committee.

Purpose

The applicant is proposing to use a portion of an existing ground sign for a business not located on the subject property (Third Party Sign).

Background - Analysis and Options

Council, at its October 8, 2013 meeting adopted the following recommendation respecting Sign Variance Application SV.13-017:

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The Committee of the Whole recommends that consideration of this matter be deferred pending the applicant's response.

Committee of the Whole originally considered this matter at its September 3, 2013 meeting and approved the following recommendation:

That consideration of this matter be deferred to the Council meeting of September 17, 2013, and that the applicant be requested to advise Council whether the sign would be permitted in the Regional Road allowance.

The applicant has now advised Staff that he has been in contact with the Region of York respecting the requested information. The Region has advised that they do not permit any permanent ground mounted signs on Regional road allowance and they referred the matter back to the City.

Staff are bringing forward the Sign Variance application again for Council's consideration.

Sign By-law Requirements (By-Law 203-92, as amended):

Section 6.3 No person shall erect or maintain a sign on a parcel of land or building unless it is accessory to a use that is lawfully being operated on such land.

Section 8.8 Maximum area of a ground sign shall not exceed 20 sqm.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

Region of York Engineering approval is not required for the proposed signs.

Conclusion

The applicant is proposing a 2.5 sqm. addition to an existing 20.0 sqm. ground sign located at 1900 Major Mackenzie Drive. The proposed sign is to be used for a business located at 211 McNaughton Road - Colaricci Daudlin Tauro Funeral Homes, as shown on the attached site plan.

Similar to previous applications, members of the Sign Variance Committee do not support sign variance applications for 3rd party signage within the City. In Committee's opinion, all signage for a business premises should be located on the lot where it exists as required by the by-law.

In Committee's opinion, the intent and purpose of the City's Sign By-law is not being maintained and are recommending that the application be refused.

If Council finds merit in the application, a Sign Permit issued by the Building Standards Department is required.

Attachments

1. Site Plan
2. Sketch of Sign

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Report prepared by:

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)